



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

**BOARD MEETING MINUTES**  
**June 21, 2022**

Time & Place: 12:00 p.m. at Watts Conference Center

Board Present: A. Burr, J. Alloco, R. King, T. Milne, L. Bolzner

Board Absent: J. Popli

Also Present: A. Liss, R. Baranello, Esq., R. Finnerty, A. Clark, L. Birr, K. Loewke, J. Visca

Chair Burr called the meeting to order at 12:02 p.m. and J. Alloco led the board in the Pledge of Allegiance.

On motion by R. King, second by T. Milne, all aye, minutes of the May 17, 2022 meeting were approved.

K. Loewke presented the local labor monitoring report for May 2022.

The local labor exemption report for May 2022 was reviewed. The report outlined 1 local labor exemption. The USRE Rochester, LLC project was granted an exemption based on the “Warranty issues related to installation of specialized equipment whereby the manufacture requires installation by only approved installers” criteria related to the installation of the main entrance canopy at the project site on Shepard Road. The exempted contractor is shelters Direct/Octagon Services. T. Milne questioned if this exemption will continue to be valid because the project has recently been put on hold after the exemption was granted. The staff will follow up with the board once they have all the details related to this projects’ status.

The financial report for May 2022 was reviewed with no questions.

Executive Director Liss presented the following projects for consideration:

**Lemcke Real Estate Holding, LLC**

Lemcke Real Estate Holdings LLC, a real estate holding company, proposes to construct three buildings on a current vacant 5.7 acre parcel of land in the Town of Henrietta for its tenant, RAL Landscape, Inc. RAL Landscape is a family owned landscaping business that has provided landscape maintenance, snow and ice management and hardscape construction services for 49 years. Two of the buildings will be used as rental space with the third building serving as the new office for RAL Landscape. This location is more centrally located and easier to access for employees and will accommodate current and future growth. RAL Landscape plans to create 9.5 new FTEs in addition to its existing 55.5 FTEs. The \$2.8 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 26:1.

The applicant was represented by Rick Lemcke, Brett Lemcke and Erin Lemcke. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. Ms. Baranello stated there were no comments at the public hearing which was held on June 15, 2022.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) ACKNOWLEDGE THE PUBLIC HEARING HELD BY THE AGENCY ON JUNE 15, 2022, WITH RESPECT TO A CERTAIN PROJECT (THE "PROJECT") BEING UNDERTAKEN BY LEMCKE REAL ESTATE HOLDINGS LLC (THE "COMPANY"); (ii) APPOINT THE COMPANY AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iv) AUTHORIZE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT (THE "PILOT AGREEMENT"); AND (v) AUTHORIZE THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by J. Alloco, second by T. Milne for inducement and final resolution approving a real property tax abatement, mortgage recording tax exemption and sales tax exemption, a roll call vote resulted as follows and the motion carried:

J. Popli	Absent	J. Alloco	Yea
L. Bolzner	Abstain	R. King	Yea
T. Milne	Yea	A. Burr	Yea

**O'Connell Electric Co., Inc.**

O'Connell Electric Co., Inc. is a full-service electrical contractor providing comprehensive design-build, construction, service, maintenance, and emergency response services. The proposed project is a 20,000 sq. ft. two-story office building and training facility consisting of 56 offices, a large training room and related common area. This building is necessary to accommodate O'Connell Electric's Power Division continued growth and expansion. O'Connell Electric anticipates creating 5 new FTEs in addition to the existing 19 FTEs. The \$6.5 million project is seeking a real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 16:1.

The applicant was represented by Richard Camping. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. Ms. Baranello stated there were no comments at the public hearing which was held on June 15, 2022.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) ACKNOWLEDGE THE PUBLIC HEARING HELD BY THE AGENCY ON JUNE 15, 2022, WITH RESPECT TO A CERTAIN PROJECT (THE "PROJECT") BEING UNDERTAKEN BY O'CONNELL ELECTRIC COMPANY, INC. (THE "COMPANY"); (ii) APPOINT THE COMPANY AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iv) AUTHORIZE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT (THE "PILOT AGREEMENT"); AND (v) AUTHORIZE THE NEGOTIATION, EXECUTION AND DELIVERY OF

**A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.**

On motion by R. King, second by J. Alloco for inducement and final resolution approving a real property tax abatement, mortgage recording tax exemption and sales tax exemption, a roll call vote resulted as follows and the motion carried:

J. Popli	Absent	J. Alloco	Yea
L. Bolzner	Abstain	R. King	Yea
T. Milne	Yea	A. Burr	Yea

**120 Marina Drive, LLC**

120 Marina Drive, LLC, a real estate holding company, proposes to construct a new 22,000 sq. ft. building for DiPasquale Construction, Inc. and related entities. DiPasquale Construction is a general contracting company formed in 2013. Half of the building will be leased and the remaining 11,000 sq. ft. will be home to DiPasquale and its related entities Garden Grove Construction Corp, DCI Construction Management Services, LLC and DCI Property Group, LLC. This new location will allow all entities to be housed together as well as accommodate present and future growth. The Town of Greece is supportive of a custom abatement schedule. DiPasquale Construction and related entities anticipate creating 11 new FTEs in addition to the existing 55 FTEs. The \$4.9 million project is seeking a custom real property tax abatement, mortgage recording tax and sales tax exemption. The cost benefit ratio is 18:1.

The applicant was represented by Jason Colline. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. Ms. Baranello stated there were no comments at the public hearing which was held on June 15, 2022.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO (i) ACKNOWLEDGE THE PUBLIC HEARING HELD BY THE AGENCY ON JUNE 15, 2022, WITH RESPECT TO A CERTAIN PROJECT (THE "PROJECT") BEING UNDERTAKEN BY 120 MARINA DRIVE LLC (THE "COMPANY"); (ii) APPOINT THE COMPANY AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iv) AUTHORIZE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT (THE "PILOT AGREEMENT"); AND (v) AUTHORIZE THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by L. Bolzner, second by T. Milne for inducement and final resolution approving a custom real property tax abatement, mortgage recording tax exemption and sales tax exemption, a roll call vote resulted as follows and the motion carried:

J. Popli	Absent	J. Alloco	Yea
L. Bolzner	Yea	R. King	Yea
T. Milne	Yea	A. Burr	Yea

Executive Director Liss presented the following project modifications for consideration:

**Vigneri Chocolate Inc. – Increase and Extension**

Vigneri Chocolate, Inc. a second generation confectionery manufacturer purchased a building in the City of Rochester and is renovating to expand production and distribution. The project was approved by the board in July 2019 for mortgage recording tax exemption, sales tax exemption as well as a property tax abatement. In January 2021, the board approved an extension of the sales tax exemption through December 31, 2021 due to construction delays. The applicant is requesting an increase in project costs of \$1,063,551 and an extension of the sales tax exemption through December 31, 2023 due to construction delays and the increases in material and labor costs. The new sales tax exemption is not to exceed \$215,493 and the mortgage recording tax exemption is not to exceed \$24,289. The total project cost is now \$3,923,551.

The applicant was represented by Alex Vigneri.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO VIGNERI CHOCOLATE, INC. (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; (ii) THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT and (iii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by J. Alloco, second by L. Bolzner, all aye, motion carried to approve an increase in project costs of \$1,063,551 and extension of the sales tax exemption through December 31, 2023.

**Panorama Landing LLC - Extension**

Panorama Landing LLC (PL), a Gallina real estate development company, received Board approval in April 2016 for a \$9,935,000 redevelopment project of the former Washington Drive-in Theater site in the Town of Pittsford. The approximately 21 acre site is being developed into a new business park with five single story office buildings. In November of 2018, Panorama Landing received a renewal of the sales tax exemption on the remainder of Phase 1 as the approval had expired. In June of 2020, the applicant received an increase in the amount of the mortgage to \$2,800,000 and in 2021 they received an extension on the sales tax exemption through June 30, 2022. The applicant is now requesting an extension of the sales tax exemption through December 31, 2022 to finish the final build out of the project.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS GRANTED TO PANORAMA LANDING, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2022, AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by T. Milne, second by J. Alloco, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2022.

**Sticky Bottle and Public Provisions, LLC - Extension**

Sticky Bottle, LLC, a real estate holding company, purchased and is renovating a building at the Public Market in the City of Rochester to combine the current bakery retail operation (Flour City Bread Company) and open a full service restaurant. The tenant is Public Provisions Inc. In March 2021, the board approved a real property tax abatement and a sales tax exemption for the applicant and a sales tax exemption for the tenant to purchase new ovens and kitchen equipment for the restaurant. The applicant and tenant are seeking an extension of the sales tax exemption through December 31, 2022 because the buildout of property was delayed by several months.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES TAX EXEMPTION BENEFITS GRANTED TO STICKY BOTTLE LLC (THE "COMPANY") AND PUBLIC PROVISIONS INC. (THE "TENANT") THROUGH DECEMBER 31, 2022; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by J. Alloco, all aye, motion carried to approve an extension of the sales tax exemptions through December 31, 2022.

Executive Director Liss introduced Varick Baiyinar to discuss the Summer Soul Music Festival event. After review and discussion, on motion by L. Bolzner, second by T. Milne, all aye, motion carried to approve the execution and delivery of a contract with the Summer Soul Music Festival for the purpose of funding a community job fair in an amount not to exceed \$7,500.

Executive Director Liss introduced Agustin Rodriguez to discuss the Ibero-American Action League/Ibero Business Center program. After review and discussion, on motion by R. King, second by T. Milne, all aye, motion carried to approve the execution and delivery of a contract with the Ibero-American Action League to support vendors at the International Plaza in an amount not to exceed \$25,000.

R. Baranello informed the Board that the buyer has elected not to go through with purchasing the property on Brew Road. A second offer has been received for 2 of the 3 parcels. After review and discussion, on motion by J. Alloco, second by R. King, all aye, motion carried to grant the Executive Director the authority to negotiate and execute a purchase and sale agreement, and approve the conveyance of fee title to the property to the prospective buyer.

Executive Director Liss reviewed the staff Travel Summary Report.

Executive Director Liss reviewed and recommended implementation of the Employee Retention Payment Plan to mirror Monroe County in addition to the 2% salary increase. The board asked to review staff compensation in an effort to ensure staff retention. On motion by T. Milne, second by J. Alloco, all aye, motion carried to approve \$3,000 employee retention payments in \$500 quarterly payments over 18 months in accordance with Monroe County.

Executive Director Liss presented the Dashboard Report for May 2022.

There being no further business to discuss the regular meeting of the Board was adjourned at 12:58 p.m.